

11 Bruce Street, West Footscray Vic 3012



3 Bed 2 Bath 2 Car

Property Type: Townhouse (Res)

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

17/04/2025 - 16/04/2026: \$750,000

Comparable Properties



2/101 Roberts Street, Yarraville 3013 (REI)

3 Bed 2 Bath 1 Car

Price: \$810,000

Method: Private Sale

Date: 11/03/2026

Property Type: Townhouse (Res)

Agent Comments: Superior suburb, inferior property



17a Carlyle Street, Maidstone 3012 (REI)

3 Bed 1 Bath 2 Car

Price: \$833,000

Method: Sold Before Auction

Date: 03/03/2026

Property Type: Townhouse (Res)

Agent Comments: Similar property, similar location



3/101 Roberts Street, Yarraville 3013 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$819,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: Townhouse (Res)

Agent Comments: Superior suburb, inferior property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11 Bruce Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$750,000 Townhouse x Suburb West Footscray

Period - From 17/04/2025 to 16/04/2026 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/101 Roberts Street YARRAVILLE 3013	\$810,000	11/03/2026
17a Carlyle Street, MAIDSTONE 3012	\$833,000	03/03/2026
3/101 Roberts Street, YARRAVILLE 3013	\$819,000	26/02/2026

This Statement of Information was prepared on:

17/04/2026 11:56